

James M. Kimball House
108 Prospect Street
Providence
Providence County
Rhode Island

HABS No. RI-237

HABS
RI,
4-PROV,
135-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Eastern Office, Design and Construction
143 South Third Street
Philadelphia 6, Pennsylvania

JAMES M. KIMBALL HOUSE

Address: - 108 Prospect Street, Providence, Providence
County, Rhode Island.

Present Owner Frederick Lippitt
and Occupant:

Present Use: Dwelling

Brief Statement This is an example of a large brick house from
of Significance: the late 19th century.

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PART I. HISTORICAL INFORMATION

A. Physical History

1. Original and subsequent owners:

1854 Property taxed to Samuel G Arnold heirs estate

1855 Samuel G Arnold quit claims to Cornelis E Green all his right and title in 1 undivided 1/2 part of a lot of land... being lot #179 on Assessors Plat #10 (now lot #72)...Deed Book 172, page 376 in Providence City Hall.

1866 Cornelia E Greene sells to Samuel G Arnold a certain lot of land being lot #179 (now #72) on assessor's plat #10 and being lot #3 on plat of Mrs. Cornelia E Green...Deed Book 6, page 50 in 1866 by Cushing and Dewitt...Bounded: E by Prospect Street 84'; N by Oren Bellou 135.27'; W by lot #2 88.2'; S by grantor's lot #4... Deed Book 179, page 495 in Providence City Hall.

1873 Samuel G Arnold sells to James M Kimball Lot #3 on plat of land of Mrs. Cornelia E Green platted in 1866 by Cushing and DeWitt, Plat Book 6, page 50...Deed Book 243, page 285 in Providence City Hall.

1899 WILL..James M. Kimball devises to his two sons Wm B and James C Kimball the above property and they as trustees are to sell a part or all of his estate provided "my Homestead Estate on the W side of Prospect Street be sold within 15 months after my death." ...Wills Book 64, page 56 in Providence City Hall.

1909 Jessie M Kimball sells to the American Building Company that tract of land with Brick Dwelling House, stable and other improvements thereon Bound S by Estate of Cornelia E Greene; E by James F Brown and the Citizens Savings Bank; N by Charless Matteson

125.09; E by Prospect Street 121.10', it being the same Estate conveyed to me by James C and William B Kimball trustees u/w of James M Kimball in 1900...Deed Book: 503, page 61 in Providence City Hall.

1919 Houghton P Metcalf lived here...Providence Directory.

1947 Property was taxed to Lucy Lippitt

1961 Frederick Lippitt.

2. Date of erection: The house was probably built for James M. Kimball soon after he bought the property in 1873.

3. Notes on alterations and additions: The present owners have added the bay window on the center of the front where the principal entrance was, and have made the two front parlors into a single room.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: This is a large, two-and-a-half story brick house from the later 19th century, with typical detail.

2. Condition of fabric: Good--various changes as noted below.

B. Technical Description of Exterior

1. Overall dimensions: Rectangular main block, about 48' (three bay east front) x 45', two-and-a-half stories high, slight projection on the south, rear service wing on the west.

2. Foundations: Regular ashlar brownstone.

3. Wall construction: Brick, running bond, smooth surface, very narrow mortar joints. Center bays inset slightly on east and south sides.

4. Porches, stoops, etc.: Main entrance now through porte-cochere at north side, one story, wood, complex pilasters at the corners on brownstone pedestals. Uncovered porch on south off living room.

5. Chimneys: Three brick chimneys in main block, on inside walls.

6. Openings:

a. Doorways and doors: Original main entrance off east front replaced by bay window. Main entrance now on north side, recessed about 6' with brownstone steps, panel door in simple frame.

b. Windows and shutters: Six over six light double hung windows, strongly projecting stone frames with segmental pediments on first floor, bracketed cornices on second floor. Adjustable louvered shutters.

7. Roof:

a. Shape, covering: Low pitched hip roof.

b. Cornice: Modillion cornice, denticulated bed mold, deep frieze board with rosettes, heavy detail.

c. Dormers: Three dormers on front, two on each side, segmental arched roofs with pediments.

C. Technical Description of Interior

1. Floor plans: Originally central hall, four-room plan, with side hall to north opening to carriage entrance. Original entrance changed to bay window and two front rooms joined as one large parlor. Library at northwest, dining room at southwest, kitchen in wing to rear. Bedrooms on upper floors in similar arrangement.

2. Stairways: Main stair in remaining rear half of central hall, U-shape with landings, heavy turned balusters, molded rail, large square newels.

3. Flooring: Hardwood.

4. Wall and ceiling finish: Plaster.

5. Doorways and doors: High, six-panel doors, flat sunk panels, molded architraves, heavily relieved.

6. Trim: Paneled wainscot in hallway and dining room. Molded ceiling cornices.

7. Hardware: Mortise locks, pattered brass knobs, butt hinges.

8. Lighting Electric.

9. Heating: Central. Fireplaces in most principal rooms, miscellaneous later mantels.

D. Site

1. General setting and orientation: House on west side of Prospect Street, near front of a deep lot, gardens at rear terraced down slightly, garage at north.

2. Enclosures: Iron fence on brownstone foundation.

3. Outbuildings: Large garage, originally barn, three-bay facade, with arched center doorway, two stories with full cellar, hip roof with gables over center bay on all sides.

4. Walks, driveways: Modern asphalt drive through entrance porch to garage.

5. Landscaping: Informal gardens with lawn, trees, flowers, and shrubs; greenhouse at west rear of garage; vegetable garden at west end of yard.

Prepared by Osmund R. Overby, Architect
National Park Service
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